

Foxhall



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Wherstead Road

Close To Waterfront, Ipswich, IP2 8LE

Offers over £240,000



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Front Garden

A low maintenance shingle, tiered front garden enclosed by panel fencing with steps up to the front door.

Entrance Hallway

An obscure double glazed door and window to front, radiator, wood flooring and door to lounge/dining room.

Lounge

11'6" x 11'3" (3.53 x 3.43)

Double glazed windows to front, radiator, open feature fireplace with tiled base and surround, picture rails and opening into the dining area.

Dining Room

11'11" x 11'1" (3.65 x 3.38)

Double glazed window to rear, multi fuel burner set into the chimney breast, picture rails, wood flooring and door to kitchen.

Kitchen

3.65 x 2.60

Double glazed window to rear and side, double glazed door to side leading out into the rear garden. A fully fitted kitchen comprising wall and base units, with cupboards and drawers, stainless steel sink bowl and drainer unit, plenty of worksurfaces, integrated oven with gas hob and extractor hood over, tiled splashbacks, plumbing for washing machine, space for fridge freezer, under stairs cupboard, radiator, wall mounted boiler installed in September 2023.

First Floor Landing

Storage cupboard, access to the loft which is well insulated and part boarded, picture rails, doors to bedrooms one, two, three and shower room.

Shower Room

Obscure double glazed window to side, heated towel rail, low flush W.C., pedestal wash hand basin, shower cubicle, part tiled walls.

Bedroom One

15'0" x 9'7" (4.59 x 2.94)

Two double glazed windows to front, radiator, feature fireplace and high picture rail.

Bedroom Two

11'1" x 9'4" (3.40 x 2.85)

Double glazed window to rear, feature fireplace, radiator and picture rail.

Bedroom Three

8'7" x 6'0" (2.62 x 1.85)

Double glazed window to rear, picture rail and radiator.

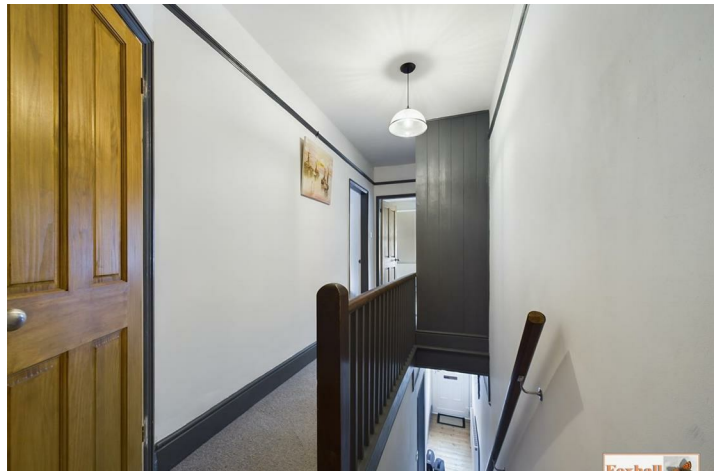
Rear Garden

An unoverlooked west facing 90ft rear garden enclosed via panel fencing with three tiers, mainly laid to lawn with a large patio area, pathway, mature trees, flower beds, an outside tap, a shed with gated side access to the front.

Agents Note

Tenure - Freehold
Council Tax Band B







Road Map



Hybrid Map



Terrain Map



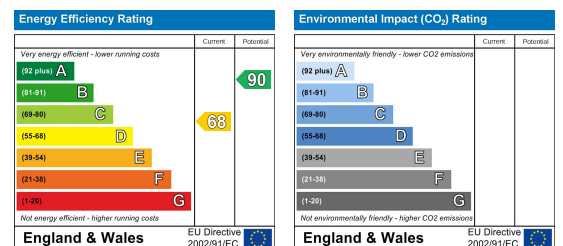
Floor Plan



Viewing

Please contact us on 01473 721133 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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